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ONLINE AUCTION

160± Acres, Polk County, Minnesota

Bidding starts | Wednesday, November 12, 2025 at 9:00 AM

Bidding closes | Thursday, November 13, 2025 at 1:00 PM

To register and bid go to: www.fncbid.com

Highlights:

- **Productive Waukon and Roliss Loam soils with PI of 90**
- **Excellent natural drainage with point source drain tile**
- **Beautiful five acre building site close to the city of Fosston**

For additional information, please contact:

Hugh Hunt, AFM/Agent | (218) 843-1139

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Property Information

Directions to Property: From the intersection of Highway 2 and County Highway 6 in Fosston, Minnesota travel two miles north on Highway 6 and one-half mile east on 390th Street Southeast.

Legal Description: SE1/4 of Section 26 T148N R40W

Property Description: Great opportunity to purchase a productive well-drained parcel of farmland with excellent loam soils. Includes a beautiful five acre building site close to the city of Fosston.

Taxes: \$3,626.00

Farm Data:

Cropland	146.49 acres
Non-crop	8.36 acres
Woods	5.15 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Barley	60.07 acres	69 bushels
Wheat	47.77 acres	46 bushels
Corn	9.88 acres	74 bushels
Soybeans	2.25 acres	31 bushels

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
650	Reiner fine sandy loam	54.17	33.7	89	56	1
38B	Waukon loam, 2 to 6 percent slopes	46.24	28.77	89	68	2e
582	Roliss loam, 0 to 2 percent slopes	46.06	28.65	92	79	2w
20B	Chapett fine sandy loam, 2 to 6 percent slopes	7.38	4.59	87	45	2e
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	5.08	3.16	5	42	6w
670	Knute fine sandy loam	1.81	1.13	97	52	1
TOTALS		160.74(*)	100%	87.2	65.05	1.78



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 22, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Title Team.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Title Team the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 22, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of The Title Team.

Sale Method: The real estate will be offered as a total unit. All bids are open for advancement starting Wednesday, November 12, 2025, at 9:00 AM until Thursday, November 13, 2025, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: William and Susan Lindquist

Online Bidding Procedure: This online auction begins on Wednesday, November 12, 2025, at 9:00 AM. Bidding closes on Thursday, November 13, 2025, at 1:00 PM.

Bidders can also bid in-person at the Farmers National Company office located at: 4050 Garden View Drive, Grand Forks, North Dakota. Farmers National Company personnel will walk through the online bidding process through the main office computer.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

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